167.0	0004	0022.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,500 /	781,500
					USE VALUE:	781,500 /	781,500
					ASSESSED:	781,500 /	781,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY BRIANNE & PATRICK
Owner 2:	
Owner 3:	
Street 1:	46 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LENNON NIALL J & LEONIE J -
Owner 2:	-
Street 1:	46 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,089 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Brick Veneer Exterior and 1710 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4089.000	401,600		379,900	781,500
Total Card	0.094	401,600		379,900	781,500
Total Parcel	0.094	401,600		379,900	781,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.91 | /Parcel: 456.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	401,500	0	4,089.	379,900	781,400	781,400	Year End Roll	12/18/2019
2019	101	FV	316,100	0	4,089.	379,900	696,000	696,000	Year End Roll	1/3/2019
2018	101	FV	276,600	0	4,089.	336,500	613,100	613,100	Year End Roll	12/20/2017
2017	101	FV	227,000	0	4,089.	282,200	509,200	509,200	Year End Roll	1/3/2017
2016	101	FV	227,000	0	4,089.	282,200	509,200	509,200	Year End	1/4/2016
2015	101	FV	214,200	0	4,089.	244,200	458,400	458,400	Year End Roll	12/11/2014
2014	101	FV	214,200	0	4,089.	236,100	450,300	450,300	Year End Roll	12/16/2013
2013	101	FV	214,200	0	4,089.	224,700	438,900	438,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12954

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENNON NIALL J	69392-256		6/6/2017		755,000	No	No		
HILMER ROBERT V	57000-262		6/16/2011		478,000	No	No		
HILLMER ROBERT	41159-10		10/9/2003	Family	38,500	No	No		
IWAMOTO KEN G	37360-422		12/13/2002		440,000	No	No		
HARNEY PAUL	31649-20		7/27/2000		399,900	No	No		
HARNEY MARY	24436-520		4/7/1994		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2015	761	Insulate	2,005		6/23/2015			Air sealing and in
6/21/2012	774	New Wind	11,700					REPL 27 WINDOWS &
5/28/1998	330	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
7/17/2012	Info Fm Prmt	BR	B Rossignol
7/3/2012	Left Notice	JBS	JOHN S
10/29/2008	Meas/Inspect	163	PATRIOT
8/18/2006	Info By Phon	BR	B Rossignol
2/25/2005	Inspected	BR	B Rossignol
4/5/2003	MLS	MM	Mary M
12/1/2000	MLS	MM	Mary M
4/25/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

110864

GIS Ref

GIS Ref

Insp Date

10/06/18

!12954!

PRINT

Date	Time
12/11/20	02:58:21

LAST REV

Date	Time
11/01/18	15:33:34

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4089		Sq. Ft.	Site		0	70.	1.33	8									379,870						379,900	

Total AC/HA: 0.09387 | Total SF/SM: 4089 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,870 | Spl Credit | Total: 379,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01959801
Adj $ / SQ:	172.057
Other Features:	82400
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420999
Depreciation:	19366
Depreciated Total:	401633

COMMENTS

P.D.A.S. 3OF=SINK, TOILET, & SHOWER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

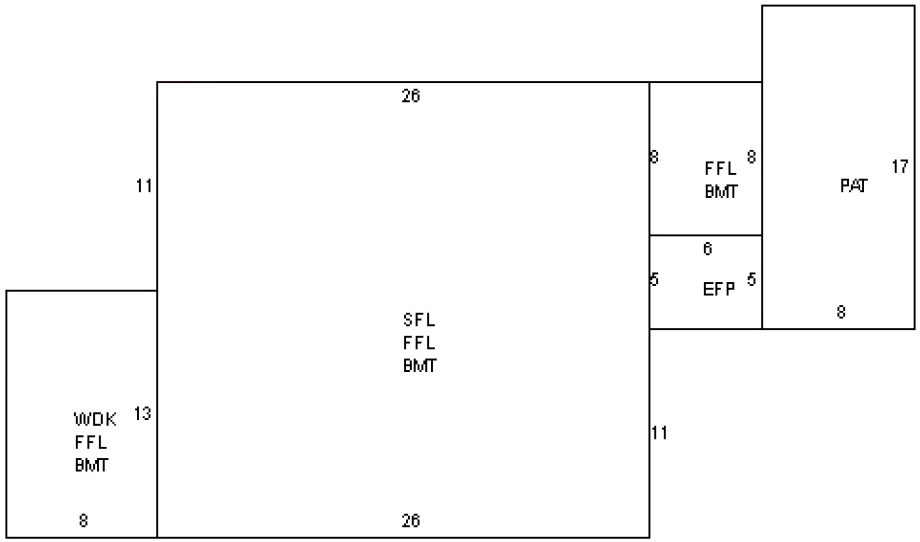
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.26
Special Features:	0	Val/Su Net:	164.19
Final Total:	401600	Val/Su SzAd	286.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	776	70.720	54,875
FFL	First Floor	776	172.060	133,516
SFL	Second Floor	624	172.060	107,364
PAT	Patio	136	5.110	694
WDK	Deck	104	15.920	1,656
EFP	Enclos Porch	30	74.020	2,221

Net Sketched Area:	2,446			Total:	300,326
Size Ad	1400	Gross Are	2446	FinArea	1710

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	